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2 Academy Place, Bathgate, EH48 1AS

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## Academy Place, Bathgate

**Finished to a high standard and thoughtfully designed to provide the best in modern family living, this four-bedroom detached villa in a sought-after Bathgate development opposite the old academy, exudes a sense of space, light, and comfort.**

Enhanced by a tasteful garage conversion, the home features a generous layout with a free-flowing ground floor. This includes a sizeable bay windowed lounge leading to a stylish, dining kitchen through a bright and airy secondary lounge/dining room. A further spacious living area opens to the south-east-facing rear garden. Upstairs across two floors, you'll find four appealing bedrooms, two of which have well-appointed en-suite shower rooms, along with a family bathroom. There is a useful ground floor WC. The south-east-facing enclosed garden is perfect for all ages, offering a lawn, paving, and peaceful seating areas. In turn-key condition and within walking distance of Bathgate's town centre, transport links, and near open green spaces like Polkemmet Country Park, this home is a must-see for growing or established families.

### What's special about this house

- West-facing lounge leading to lounge/dining room.
- Kitchen opening to the rear garden and adorned with under-base-lit sleek gloss handleless white wall and floor units, worktops, and high-spec appliances including a stainless-steel Rangemaster range cooker and extractor hood. A kitchen island adds to the functionality.
- Garage conversion provides a sizeable living area that leads to the south-east-facing rear garden. Along with wood-inspired flooring and ambient lighting, there is a log-burning stove.
- Expansive west-facing principal double bedroom featuring an en-suite shower room with a WC and washbasin, and a versatile dressing room or home office it is a most inviting retreat.
- Front and side garden is adorned with lawn and mature shrubbery. South-east-facing rear garden combining lawn, borders, and paving.
- Monoblock driveway.





# Location and Amenities

- A prestigious and peaceful residential setting yet close to the centre of Bathgate
- Bathgate town centre is a short five-minute walk, providing a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants
- Ideal commuter location close to the M8 with easy access to Edinburgh (20 miles) and Glasgow (26 miles); the M9 is a short drive away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute walk
- Edinburgh International Airport is just 13 miles away from the property
- Scenic green spaces on the doorstep including Beecraigs and Polkemmet Country Parks
- Near to superb recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, and Deer Park Golf and Country Club
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8)



## Dimensions:

### Ground Floor –

Lounge	4.55 x 3.94m
Lounge/Diner	3.96 x 2.41m
Kitchen/Dining	5.41 x 3.62m
Garage Conversion	5.87 x 5.02m

### First Floor –

Bedroom (1)	4.40 x 3.94m
Dressing Room	3.97 x 2.37m
Ensuite	2.56 x 2.36m
Bedroom (3)	3.51 x 2.63m
Bedroom (4)	3.63 x 1.83m
Bathroom	2.37 x 2.19m

### Second Floor –

Bedroom (2)	5.47 x 3.21m
Ensuite	2.30 x 1.49m

## Extras

All flooring covering, light fittings, blinds, and curtains are included.

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

*“Elegant four-bedroom villa in Bathgate with a garage conversion, open living spaces, and a sun-filled garden—ideal for modern family living.”*

Home Report valuation	£370,000
Internal floor area	203 m <sup>2</sup>
School catchment	Balbardie Primary School, Bathgate Academy
Council tax band	Band D
EPC band	Band C
Train station	Bathgate 0.3 mile

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**Kirsty Black**  
Property Manager